



STAFF REPORT

Police Department/City Hall Project – March Monthly Update

Honorable Mayor and Council Members

Summary

It is staff's intention to provide an update on the Police Department/City Hall project to the City Council and community on a monthly basis. This report provides updated information such as recent construction activities, upcoming construction activities, and budget/change orders. Selected photos of the project and a schedule are also included. No action is required of Council.

Background

On July 22, 2003 the City Council approved the plans and specifications for the Police Department/City Hall project and directed staff to issue them to the pre-qualified bidders. The project includes, but is not limited to, the seismic retrofit of City Hall and the addition of 8,000 square feet. Bids were opened on October 1 and the lowest responsible bidder was Thompson Pacific of San Rafael, which was awarded the contract on October 14. A Notice to Proceed was issued on October 30 with work to begin on November 10 and continue for 410 days.

As of March 15, we are at day 127 of the project.

Discussion

Recent construction activities -

- Demolition of additional exterior walls, completing the demolition for Phase I
- Shotcrete shear walls on the 1st floor of both wings of the existing building completed
- Forms and rebar for the 2nd and 3rd floor shear walls nearly complete
- Plumbing piping to/from the 2nd floor restrooms in the south wing well under way
- Metal stud wall framing on the 2nd floor of the south wing ongoing
- Hole drilled for the elevator's hydraulic piston, and added pipe encasing installed
- Forms for new curved concrete walls of the addition started
- X-raying to locate existing rebar and post-tensioned cables continued
- Inspections by the consulting Special Inspection & Testing firm, the City's Building Department and the structural engineer continue as needed

Upcoming construction activities –

- Concrete placement for the 2nd floor shear walls
- Chipping of the existing foundation and excavating for the new elevator pit
- Forming and rebar for the addition's curved concrete walls
- Metal stud wall framing on the 1st floor of the south wing
- Electrical rough-in (conduits, boxes and panels) in the south wing
- HVAC ductwork in the south wing

Miscellaneous issues –

No significant archaeological work was undertaken in the past month. Some additional monitoring will be required when trenches are excavated.

The structural glass system (the curved, two-story front of the building) is a major component of the project and staff is currently working with the contractor to ensure the installation meets the requirements of the specifications. In addition, the thickened slab on the third floor has created challenges beyond what was anticipated. The x-raying of the slab has not conclusively led to the locations of all cables so the structural engineer is looking at alternative solutions. We may be required to bring in an outside expert to work on this aspect of the job.

Through the efforts of the Police Department, the City may be able to acquire some used furniture for use in the building at no cost. If this works out, a request to accept a donation will be prepared.

Staff is working with a consultant to spec and select audio-video equipment for the Council Chamber. It should be noted that at this point the project only includes basic AV for the Chamber – a wall mounted projector system and an integrated sound and light system. However, the infrastructure is being built for a more sophisticated AV system should it be desired and affordable in the future.

Finally, staff negotiated a temporary adjustment to the lease terms with the dentist renting space in the building to account for the disruption to his business during construction.

Budget/change orders –

TOTAL AVAILABLE: \$9,985,100

The construction contract with Thompson Pacific is for \$7,085,000 and Council approved a contingency of \$569,100.

As of February 29, 2004, \$2.4 million has been expended on the project (going back to FY99). This includes the first two construction payments.

Change Orders –

As of March 15, two formal change orders have been submitted for approximately \$9,300. In addition, we know of other situations that will result in extra costs to the City. The three most significant potential costs identified as of this point are: additional demolition of exterior walls,

dealing with the thickened slab on the third floor, and the potential replacement or repair of the existing fire sprinkler system. As noted in past reports, there are also a number of situations that should result in credits to the City. For example, less slab demolition on the first floor, eliminating changes at the base of one existing stairwell, and reducing the amount of conduit needed for the new generator.

On balance, therefore, our *rough estimate* is that the current net cost of the construction changes identified to date will be about \$95,000. Please keep in mind this is based on our estimates only. In addition, there are other estimated charges against the contingency. For example, the archaeological costs will be higher than budgeted, as will the audio-video equipment for the Council Chamber and we will incur some added expense for the structural engineer. Looking at the overall project, the current estimate is that we have anticipated charges against the contingency of about \$180,000 at this point (a total of \$569,100 in contingency funding is available for the project).

Staff will continue to monitor actual expenditures to the plan and will update Council on any significant deviations.

Project schedule -

Thompson Pacific has submitted five versions of the required Base Schedule and we now believe we have a schedule that is acceptable. It should be noted that no schedule will be 100% accurate and we expect dates to move around slightly. Work in the field continues to progress at what appears to be an appropriate pace and in a logical order.

The following is the timeline for major milestones. The end of Phase I and Phase II remain the same as previously reported. The end of Phase I is when the addition and south wing are completed. Phase II is “tenant improvement” type work in the currently-occupied wing that can not begin until employees are moved out at the end of Phase I.

Milestone	Schedule	Actual	Comments
<i>Phase I:</i>			
Demolition	Jan 9	Jan 9	Additional demo complete
Foundations	Feb. 13	Feb 13	Complete
Shear Walls - Existing Building	Mar 29		First floor completed
Concrete Walls – Addition	Apr 29		Forming started
Structural Steel	June 25		
Roof on Addition	Jul 16		
Complete Landscaping	August 2		
Structural Glass	Aug 5		
Phase I complete	Oct. 13		
Transition period	Oct. 22		
<i>Phase II:</i>			
Demolition	Nov. 1		
Tenant Improvements	Nov. – Dec.		
Phase II complete	Dec. 24		

Photo's -

The following are a few shots to convey the essence of the work to date.



**Fiscal Impact**

There is no fiscal impact to this report; funds for the project are included in the capital budget.

Recommendation

It is recommended that Council accept this report.

Alternatives

1. Provide direction to staff on additional information requested.
2. Discontinue monthly reports.
3. Provide alternative direction.
4. Take no action.

Respectfully submitted,

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